

## REAL ESTATE AND BUILDING NEWS

Week a Little Dull, but the Agents Got There All the Same.

## RURAL PROPERTY IN GREAT DEMAND

Many Farms Being Sold—Suburban Property Is Active—Some Good Sales on East Main Street—West End Property Selling Well—Building Notes.

All of the real estate agents agree that in a certain sense the past week was a little dull. It was dull in that the actual transactions were not as numerous as they have been during some other weeks, but the inquiry and the many deals that were put on the string that promise good business for weeks that are yet to come were very encouraging. As a matter of fact most of the deals that were really consummated consisted of suburban property, where the people are buying vacant lots with a view of building on them later. Some of the buyers of this class of property may have been merely speculating and expect to sell the same on future days for a profit, but in any event they think they have made no mistake in buying suburban property.

Maybe they have not. Young Dealers to the Front. Much of this suburban property was never heard of until young dealers got to pushing it. For instance, the young firm of Golsan and Nash has been talking up Westhampton property, and they have gotten not a few of investors and home builders interested in the same. During the past month they have sold not less than thirty of these lots, and in every case the buyer seems to be well satisfied with his purchase and his prospect for future profits. The truth is that these Westhampton lots are worth all the money that the agents are asking for them and maybe a great deal more.

At any rate, the buyers are very well satisfied with their investments, the evidence of which fact is noticeable in their re-investments. Golsan and Nash report very good business in Westhampton lots for the past week in the Old Times.

Seldon Taylor & Co. have succeeded in disposing of a goodly amount of East Main Street property at figures that were eminently satisfactory to the sellers and so far as can be ascertained equally satisfactory to the buyers. While the Messrs. Taylor are a little reticent as to particulars it is understood that they have recently sold about forty thousand dollars worth of East Main Street business property at figures that were in every way satisfactory both to buyer and seller. The buyers, it was understood, were permanent investors who were very well satisfied with the profits the property was already bringing.

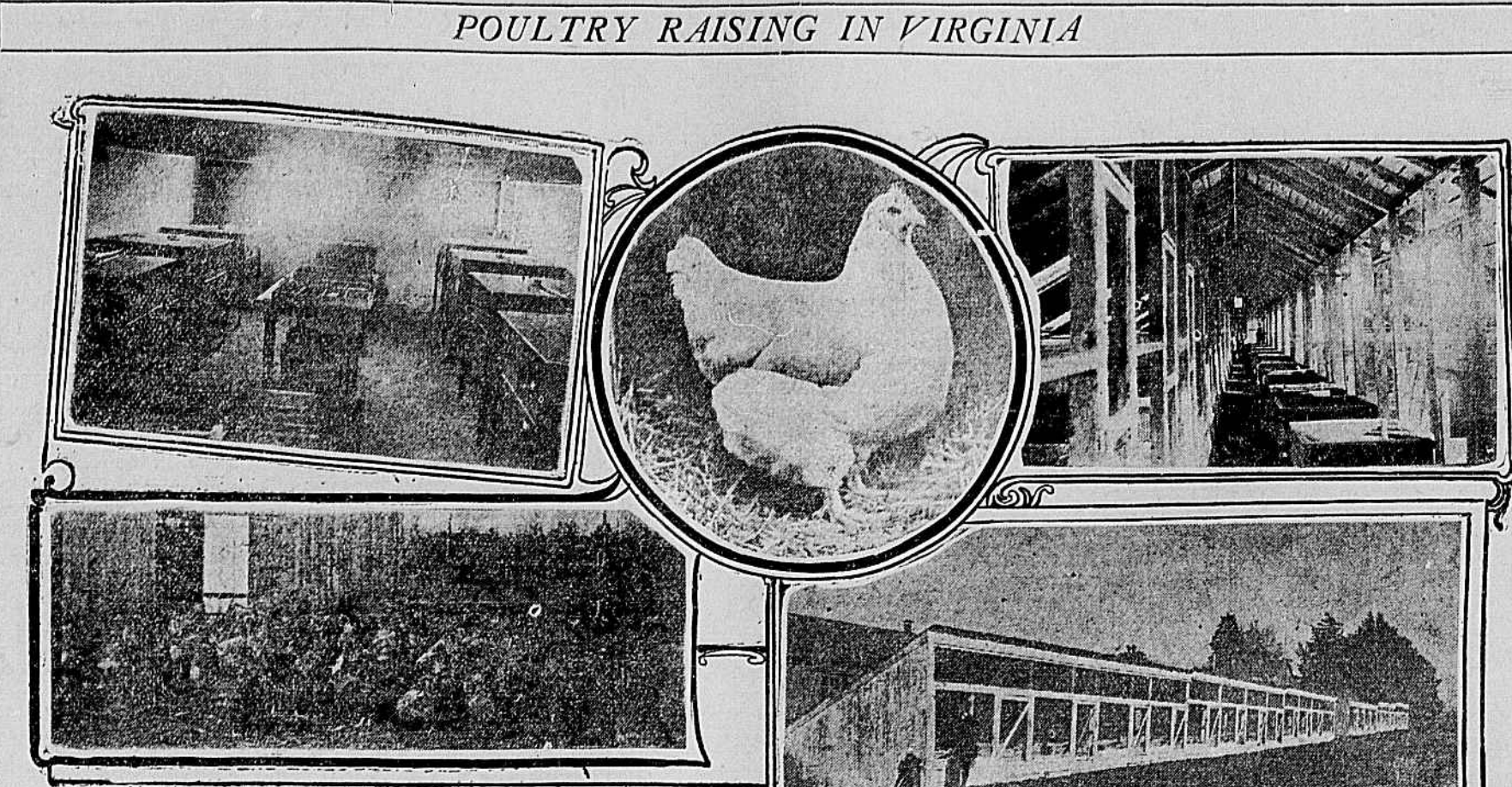
Farm Lands in Demand. Many of the agents say they have done business that keeps them sufficiently interested, but none brag of very big things for the week except the men who deal in country property and farm lands. This class of real estate dealers is always reticent and every week refuse to let the newspapers know very much about what is right hand of the real estate man have been doing. Nevertheless it has leaked out that the cold waves of the past several weeks have driven a whole lot of Westerners and Northerners to Virginia and there is a rumor going the rounds that not less than a dozen farms have been sold during the past week to Westerners who have come to settle in Virginia, not many miles from Richmond.

Counting the rural deals above outlined in the general whole, it may be said that the transactions of the past week amounted to very nearly \$200,000. The bulk of this dealing was in suburban property, and this is not regarded as a very good season for dealing in suburban property either. Perhaps all of the real estate sold in the older sections of the city during the past week did not take up more than half of this amount. Suburban lots probably took up a quarter more, and the other quarter was in farm property not far from Richmond. Anyhow, the agents got their commissions whether they sold city dirt or suburban property or farm lands, and in any event they are happy, at least such of them as made sales and got the commissions. It must be said, however, that some of them made little or no sales and as a matter of course took in little or no commissions.

Ginter Park. The Ginter Park people are of the opinion that it never matters what kind of weather may come, they are always in it. I asked a Ginter Park man about things out there and here is what he said: "For lovers of home life Ginter Park has many attractions. This suburb has no smoke from factories, no saloons and no stores. Mail is delivered at the doors of residents by city carriers two or three times a day, and all of the advantages of city life, and all of the advantages of country life, are to be had there. It is a pleasant place to live; the streets are good, well made, and moreover, well kept, and there is plenty of shade. The houses are all set back fifty feet from the street, and the lots are of fine size, with plenty of room for flowers and gardens.

The school facilities are excellent, and the double street car service makes it always convenient to reach the city quickly. There is no boom in Ginter Park, and they do not want one, though there is a steady and active demand for lots. The builders of homes are the only persons sought, and numbers of people are taking advantage of the many advantages offered."

Woodland Heights. Well, the Woodland Heights people are not the only ones who do bragging. For instance, there are the Woodland Heights people who are bragging.



AN INCUBATOR ROOM. A \$10,000 HEN. GROUP OF CRUDUP'S BUFF ORPINGTONS.



A DELIGHTFUL PEN.

## ALL MARKETS REPORT LIGHT LEAF RECEIPTS

Unseasonable Weather Experienced in Virginia and North Carolina—Richmond Market Fairly Active—Burley Sellers Pleased With Conditions.

From all points in Virginia and North Carolina there come reports of unseasonable weather and the receipts of leaf tobacco have been cut down accordingly. Some of the markets report that the bulk of the crop has already been marketed, and they look for reduced deliveries from now on. This may be true, but then again it may not. Farmers somehow have a way of holding back stock when it suits them so to do, and in these days of modern marketing and ordering houses they can generally find a way to keep their stock until they get ready to put it on the market.

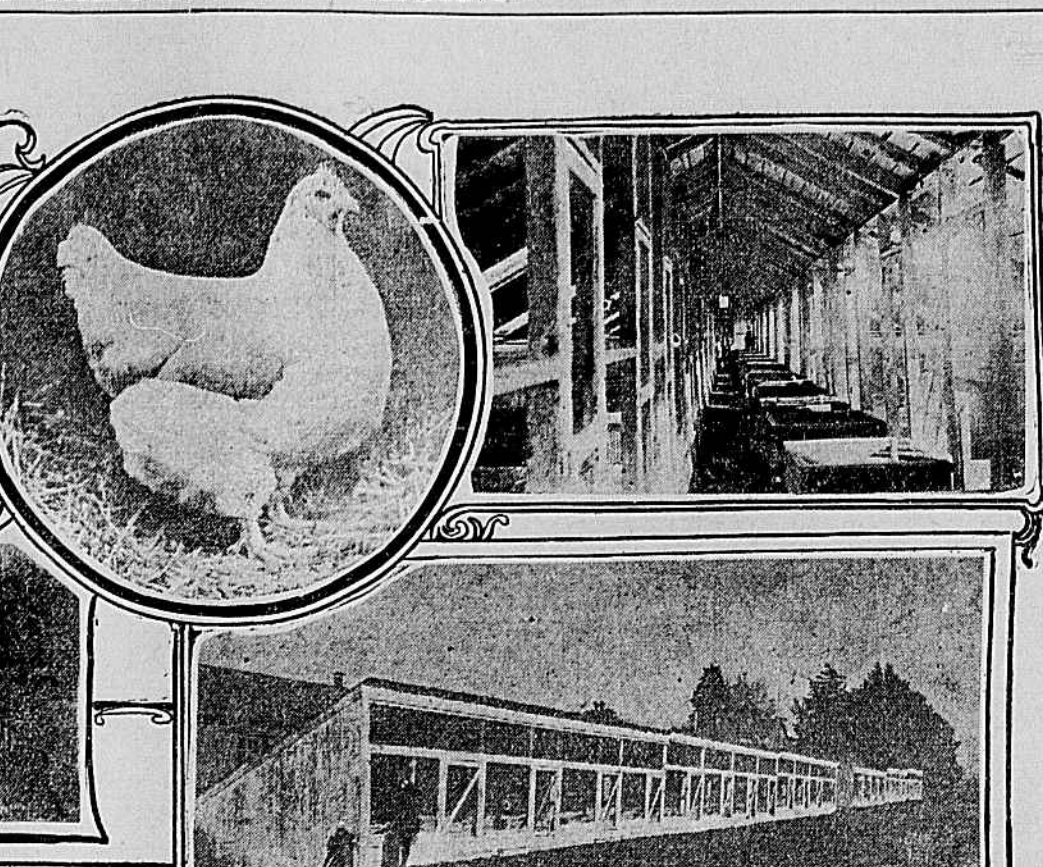
The Richmond market has been fairly active the past week considering unfavorable weather conditions. Altogether about a half a million pounds of the sun-cured stock found its way to the market, and it is likely that twice as much might have gotten here had the farmers felt inclined to fetch it in. The buyers were tight on the job and exceedingly anxious for stock, and they would have bought much more than was offered and paid good prices for it. As it was they gave the outside bid on every pile that came to the front, and so far as can be learned all of the sellers were well pleased with the figures they obtained.

The Burley sellers were also well pleased with conditions. Something more than 200,000 pounds of White Burley was put under the hammer, and so far as can be learned not a single pile was taken in. This is evidence with the figures that the new market offers them. The Burley average was said to be about \$15 per hundred and this includes all of the common stock that was raised by the Virginia exporters in the new type of tobacco.

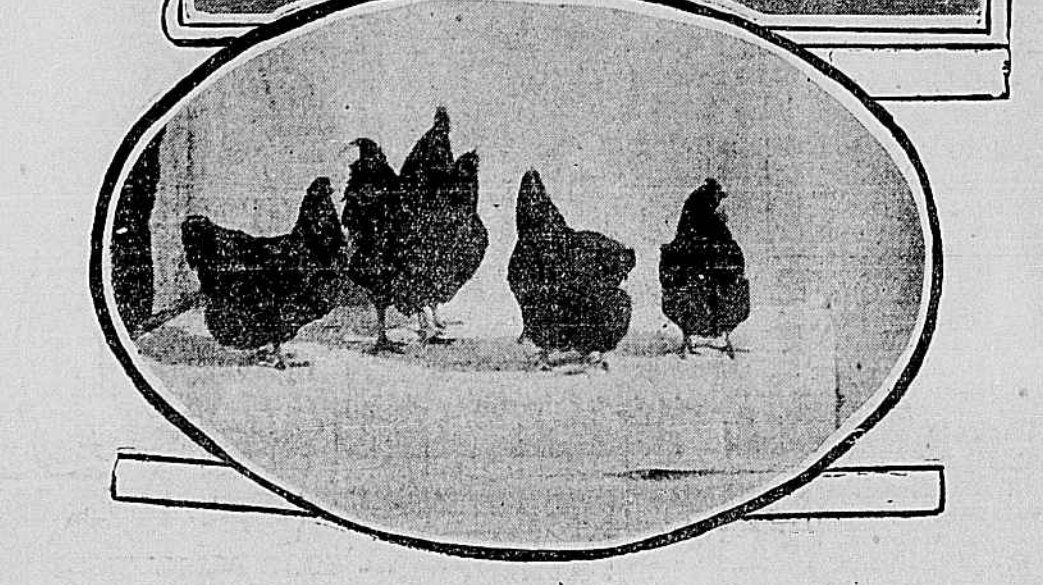
The sales days extended from Monday to Friday.

Slight Advance on Some Grades. (Special to The Times-Dispatch.) Danville, Va., February 26.—Tuesday and Wednesday the sales were moderately large, but owing to harsh

## POULTRY RAISING IN VIRGINIA



BROODER HOUSE AT SYONBY. MODEL BROODING PENS. BLACK ORPINGTON PEN, OWNED BY G. B. MOUNTCASTLE.



BROODER HOUSE AT SYONBY. MODEL BROODING PENS. BLACK ORPINGTON PEN, OWNED BY G. B. MOUNTCASTLE.

## POOR OYSTER YEAR IN NORTH CAROLINA NEW ENTERPRISES PLANNED FOR SOUTH POTATO OUTLOOK FOR THE NEW YEAR

Season, Both as to Output and Condition, Not Up to Average.

Raleigh, N. C., February 26.—Inquiry was made of W. M. Webb, of Morehead City, the State Oyster Commissioner, as to the conditions of that industry during the present season. He says that the season has been poor, both as to output and condition of the oysters, and that he cannot account for a small catch, further than to say that there are no houses shipping oysters for there are a few at Morehead City, Newbern, Beaufort and Washington handling from 500 to 1,000 bushels a month, but this amount is so small that these can hardly be classed as shipping houses.

For two seasons past not a single raw house has been in operation in this State. By this it is not meant to say that there are no houses shipping oysters, for there are a few at Morehead City, Newbern, Beaufort and Washington handling from 500 to 1,000 bushels a month, but this amount is so small that these can hardly be classed as shipping houses.

The largest area of bottom where oysters are raised is in Carteret county, where, of course, the dredging is done in Pamlico Sound. The Beaufort factory has this season handled 35,000 bushels of oysters and 2,000 bushels of culled or select oysters. The factory at W. H. is a small one, and handles only 10,000 bushels of culled oysters. At all the other points in the State the output has been 15,000 bushels of culled oysters, and there has been shipped out of the State by both only 2,700 bushels, there having been very little demand by boats for oysters for points out of the State, because of newspaper reports that the laws forbidding sending oysters out of North Carolina by boat.

The trade for North Carolina oysters up-State has never amounted to anything, and never will, Commissioner Webb says, because the people know nothing of the excellence of the local oysters. This Norfolk and Baltimore oysters, of standard grade, sell for a gallon more than the North Carolina oysters, simply because of the reputation of oysters in those cities, and under these conditions the North Carolina packers cannot get a foothold.

There has been very little trouble with the oystermen in the enforcement of the law.

To Construct Highway. (Special to The Times-Dispatch.) Leesburg, Va., February 26.—The Council of the town of Fairfax at a recent meeting voted for a special election to be held on the question of bonding the town to raise the sum of \$100 as Fairfax's contribution to the new highway from Fairfax to Tyngs Crossing. Similar action was taken by the Council of Tyngs and an election will be held in that place to authorize the issue of bonds for the sum of \$1,000. Private subscriptions, State and county and have been promised sufficient to raise the required amount of \$15,000, which the State Highway Commission has estimated necessary. This road leads through the centre of Fairfax county, and is much traveled.

List of Leading Industrial Undertakings of Past Week.

(Special to The Times-Dispatch.) Baltimore, February 26.—Among the important new Southern industrial undertakings mentioned in this week's issue of the Manufacturers' Record are:

Clinchfield Portland Cement Corporation, Kingsport, Tenn., awarded contract for the construction of its plant; buildings of concrete and steel, and machinery with daily capacity of 3,000 barrels of Portland cement, estimated cost \$500,000. Lowe Manufacturing Company, Huntsville, Ala., awarded contract for constructing its additional weaving mill, to be equipped with 200 looms; cost about \$50,000. Republic Cotton Mills, Great Falls, S. C., announced its plan to build two more mills; plant under construction, will have 25,000 spindles and 1,000 looms, while the two additional plants will increase this to about 100,000 spindles and looms to match. Peacock Coal Company, Clarksburg, W. Va., was incorporated with \$50,000 capital stock. Durham Textile Mills, Durham, N. C., was incorporated with \$50,000 capital stock, to establish a hosiery mill. Plymouth Brick & Tile Manufacturing Co., Plymouth, N. C., was incorporated with \$50,000 capital stock.

Universal Fibre Gin Co., New York, announced its plan to build cotton gin works in the South, probably in the Birmingham district. Allen Engineering Co., Memphis, Tenn., is planning the construction of a \$30,000 plant to manufacture steel materials for bridges and buildings. Jacksonville Deep Water Terminals, Jacksonville, Fla., was incorporated with \$300,000 capital stock. Michigan-Arkansas Lumber Co., Detroit, Mich., will build a large plant at Nettleton, Ark., daily capacity to be 40,000 feet of hardwood lumber. E. L. Shuford Manufacturing Co., Lawton, Okla., awarded contract for constructing its mill building, which will be equipped with 1,000 spindles and 300 looms. El Paso Oil Refining Co., El Paso, Tex., was incorporated with \$50,000 capital stock. Elkhardt Lumber Co., Elkhardt, W. Va., was incorporated with \$50,000 capital stock. Portland Sugar Factory, Broussard, La., awarded contract at \$35,000 for six roller mill; will increase daily capacity from 900 to 1,200 tons. Tennessee River Coal Co., Orme, Tenn., decided to install an electrical plant with daily output of 800 tons of coal.

Carolina, Clinchfield & Ohio Railway, Mark W. Potter, chairman. Now York, decided on the construction of extensive coal terminal facilities at Charleston, S. C., and expects to award contracts soon. Pickens Cotton Mills, High Point, N. C., will organize with \$250,000 capital stock to build a plant of 12,000 spindles and 200 looms. Jennings Cotton Mills, Lumberton, (Continued on Last Page.)

Big Business Ahead for Virginia and Other Southern Planters.

The Bureau of Statistics of the United States Department of Agriculture has been gathering information from the potato growers and dealers in the principal potato-growing sections of the United States with regard to the supply on hand January 1, 1910. The result of these investigations indicate that about 41.2 per cent. of the crop raised for market in 1909 remained in the hands of growers, and 3.8 per cent. in the hands of interior dealers. A similar investigation last year showed that 32.5 per cent. of the crop raised for market in 1908 was in the hands of growers and 11.3 per cent. in the hands of interior dealers on January 1, 1909.

There were still available for market purposes, then, on January 1 of this year, 50.8 per cent. of the 1909 crop—a little more than half—as compared with 42.3 per cent. of the 1908 crop on the same date last year. We had, therefore, a greater proportion by 7 per cent. of the 1909 crop on hand this year than was available from the previous year's crop on the same date last year. More than this, the crop on the same date last year, 1909, was estimated at about 273,000,000 bushels, while that of 1909 reached a total of 273,537,000 bushels. At the beginning of the present year there was available for market purposes about 60,000,000 bushels of potatoes more than there was at the same time last year. Although the price of most other commodities is at the present time greater than last year at this date, the quotations on potatoes are considerably lower. In fact, potatoes are selling now for less than they did at harvesting time last fall.

Owing to the scarcity of old potatoes on the market last year when the Southern crop was harvested, growers in the South received very remunerative prices for their product. When the Southern crop came upon the market last season old potatoes were selling in Boston for over \$1 per bushel in carload lots. The quotations for them in New York in February of last year ranged from \$1.75 to \$3 per barrel. At present \$1.75 is the highest market quotation.

From present indications, it would seem very likely that the Southern crop will be in much lighter demand the coming season than it was last year. The Southern growers, therefore, can hardly anticipate that when their crop reaches the market this year and comes in competition with a plentiful supply of old potatoes, the returns will be as large as they were last season. Although there is always a considerable demand for new potatoes, still the abundance or scarcity of old stock will control to a large extent the market price of the new. It would hardly seem wise for Southern

(Continued on Third Page.)

## POULTRY RAISING IS A REAL FINE ART

Can Be Made One of Virginia's Best Assets; Better Than Corn

## SPLENDID WORK OF THE ASSOCIATION

Climatic Advantages Are Superb. Virginia Should and Can Be Chicken Headquarters of the World—More Money in Eggs and Fowls Than in Grain.

BY FRANK S. WOODSON, Industrial Editor.

The statement has recently been made that the egg crop of the United States now exceeds in value the corn crop. The statement was doubted when first made, but statistics for a few years back prove it to be correct. This statement and the statistics to prove it refer to the country in general. Some sections give much more attention to the poultry interest than other sections. For instance, in the State of Ohio last year there were raised and sold nearly sixteen million fowls, while in Virginia the total poultry output was only about four and a half millions. In Illinois the output was nearly twenty millions and in Missouri nearly as much, while in North Carolina only four and a half million fowls were raised.

A Coming Industry. But the poultry industry is increasing every year and the time may not be far distant when Virginia will lead in this industry. Certainly it has been making rapid strides for the past few years and under the stimulating influence of the Virginia Poultry Association, incorporated, will continue to grow from year to year. This association is composed of about a hundred enthusiasts who have ranches scattered all over the State, and it is probable that there is no organization in the entire Commonwealth that is doing more to build up a money making industry in Virginia. They have found that the advantages of climate, the advantages of a central location and many other advantages are such that Virginia and North Carolina ought to be and can be made the ideal fowl-raising ground of the country.

As Good as Corn. If the poultry industry can be made to yield as much money as the corn crop in other States it can be made to do so as well in Virginia. Commissioner Kolner estimates that Virginia's corn crop of last year was worth \$10,000,000. Make the poultry and egg crop worth as much and it will be just like picking up that much money in the road. Heretofore, or that is, up to a few years ago, chicken raising in Virginia was regarded as a source of amusement for housewives and children, and intended for nothing greater than to supply fried chicken, broilers and fresh eggs for home use. Now, however, it is getting to be a business, and an immense business it will soon become.

Wideawake Association. The enthusiasts who compose the Virginia Poultry Association have learned that in order to make poultry raising a success in Virginia, stock must be improved and chicken and duck and turkey growing must be done along scientific and intelligent lines. No body of men in Virginia, or out of Virginia, has been doing this, and it is very gratifying to the industrial Section to be able to announce that people who want to raise poultry and eggs as a business and for the money that a in it, and a success in Virginia ought to do it, need not go North or West to buy the improved stock or the eggs from which to hatch the better stock. There are in Virginia right now fowls from what an expert calls the baby chicks and the matured birds can be bought. Some of these farmers can show as many as 6,000 birds, and from that down to a hundred or so, and I want to repeat that these people are doing much as any Virginians ever did to enlarge the wealth and increase the commercial importance of the State.

The present officers of this wideawake association are as follows: J. W. Quarles, president; R. R. Taylor, first vice-president; J. W. Snellings, second vice-president; R. S. Gray, third vice-president; W. R. Todd, secretary; A. J. Warren, treasurer. Executive Committee—G. B. Montgomery, W. D. Snyder, C. W. Montgomery, R. O. Berger, J. W. Dennis.

The association had many ups and downs and struggles, but it is now on a firm financial basis, and its annual shows bring in enough money to keep it going and to offer exhibitors of prize-winners in all lines cash and other prizes that are worth competing for. Their fourth annual exhibition made last month was a credit to the association and to the State.

Immensity of the Business. I have just been reading up on fowls in the Farm and Home, an agricultural journal published in Springfield, Mass. This paper has gathered some very interesting statistics concerning the poultry business of last year. I wish I had room for the whole story, but I will give you a few of the condensed figures. The value of the poultry raised in the whole country last year was \$211,000,000. The value of the eggs produced and sold was \$307,000,000. The number of eggs produced was one and a half billion dozen. Virginia produced last year twenty-six and a half million dozens of eggs, and could have very largely more than doubled this number.

But Virginia is coming. I have already told in this Industrial Section about the wonderful turkey raising interest in the Southwest, especially in Craig county. Ten years ago the Southwest got very little money out of the turkey business. Why should not the whole State get all that is coming to her out of the turkey and chicken and duck interests. It will do it if the Virginia Poultry Association, incorporated, can have its say and it is going to have it.

Personal Investigation. I have been to some of these Vir-

(Continued on Last Page.)